

City of Seattle
COMPREHENSIVE PLAN AMENDMENT APPLICATION

Use this application to propose a change in the policies, future land use map, appendices, or other components of the adopted City of Seattle Comprehensive Plan. Applications are due to the Seattle City Council no later than **5:00 p.m. on May 15th** for consideration in the next annual review cycle. Any proposals received after May 15th will be considered in the review process for the following year.

(Please Print or Type)

Date: May 15, 2013 (*extended answers – May 29, 2013*)

Applicant: Neighbors of the RNA neighborhood/Nancy Bocek (contact person), Mary Hausladen, Judith Wirth, Eric Larson, Richard Anderson, Philip Thiel

Mailing Address: 5011 9th Ave NE (Nancy)

City: Seattle State: WA Zip: 98105 Phone: (206) 632-7760

Email: nancybocek@gmail.com

Contact person (if not the applicant): N/A

Mailing Address: Email:

City: State: Zip: Phone:

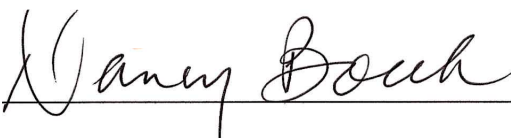
Name of general area, location, or site that would be affected by this proposed change in text (attach additional sheets if necessary)

4700 – 5000 blocks of 7th Ave NE, 8th Ave NE, 9th Ave NE to midblock between 9th Ave NE and Roosevelt Ave NE. (Please see attached: <Attch 1_Map_Comp plan UDNWUV boundary amendment proposed_513>).

If the application is approved for further consideration by the City Council, the applicant may be required to submit a State Environmental Policy Act (SEPA) checklist.

Acceptance of this application does not guarantee final approval.

Applicant Signature:



Date: May 15, 2013

Attachment A

REQUIRED QUESTIONNAIRE: Comprehensive Plan Amendment Application

Please answer the following questions in text and attach them to the application. Supporting maps or graphics may be included. Please answer all questions separately and reference the question number in your answer. The Council will consider an application incomplete unless all the questions are answered. When proposing an amendment, you must show that a change to the Comprehensive Plan is required.

Our answers in boxes.

1. Provide a detailed description of the proposed amendment and a clear statement of what the proposed amendment is intended to accomplish. Include the name(s) of the Comprehensive Plan Element(s) (Land Use, Transportation, etc) you propose to amend.

We respectfully request the City to amend the Urban Center boundaries in the Comprehensive plan to exclude a few blocks of our community to preserve the unique single family homes, open space, and institutions that reflects "Seattle heritage".

As Prof. Emeritus Philip Thiel describes, "It encompasses the Blessed Sacrament Church and Parsonage; the University Child Development School; the University Branch of the Seattle Public Library; the Seven Gables Theatre; the University Playground (one of the U District's rare open spaces); and a significant number of 1900-1920 craftsman houses, many recently rehabilitated." See attached letter and map from Prof. Thiel for more details. (<Attch 2_PThiel ltr 052313>, <Attch 3_PThiel map attch_ltr 052313>.)

The requested boundary change requested = 4700 – 5000 blocks of 7th Ave NE, 8th Ave NE, 9th Ave NE to midblock between 9th Ave NE and Roosevelt Ave NE. No change to boundary at Blessed Sacrament Church and University Child Development School. (Please see <Attch 1_Map_Comp plan UDNWUV boundary amendment proposed_513>.)

a. If the amendment is to an existing Comprehensive Plan goal or policy, and you have specific language you would like to be considered, please show proposed amendments in "line in/line out" format with text to be added indicated by underlining, and text to be deleted indicated with ~~strikeouts~~.

UC-P3 Encourage a vibrant mixed-use residential neighborhood in the University Gardens Core area (between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and ~~9th Avenue NE~~. Roosevelt Avenue NE.)

UC-P23 In the University Gardens Core (the area generally between NE 50th Street, Brooklyn Avenue NE, NE 43rd Street, and ~~9th Avenue NE~~. Roosevelt Avenue NE), create a connected network of open spaces integrated with development. Provide open space and recreation facilities for seniors.

Attachment A

b. If the proposed amendment would also require a change to the Seattle Municipal Code (SMC), please indicate the SMC section(s) needing amendment. If you have specific language you would like to be considered, please show proposed edits to the SMC in "line in/line out" format as described above.

The proposed amendment would require a change in the Municipal Code; specifically, in the Land Use Code, which is Title 23 of the Municipal Code. The change would be in the boundary of the University Community Urban Center on the official land use map cited in Section 23.32.016 of the Code.

c. If the amendment is to the Future Land Use Map, please provide a map that clearly outlines the area proposed to be changed.

Please see attached map that shows the boundary changes we requesting. (Please refer to: <Attch 1_Map_Comp plan UDNWUV boundary amendment proposed_513>)

2. Describe how the issue is currently addressed in the Comprehensive Plan. If the issue is not adequately addressed, describe the need for it.

The current boundary includes 4700 – 5000 blocks of 7th Ave NE, 8th Ave NE, 9th Ave NE to midblock between 9th Ave NE and Roosevelt Ave NE. We request this area removed from the Urban Center.

3. Describe why the proposed change meets the criteria adopted in Resolution 31402 for considering an amendment to the Comprehensive Plan. The criteria are listed at the end of this application form. Is a Comprehensive Plan amendment the best means for meeting the identified public need? What other options are there for meeting the identified public need?

Because this is a change to the Urban Center boundaries, the Comprehensive Plan needs to be amended. To the best of our knowledge, as citizens in the University District, our proposed boundary change aligns with the criteria listed below:

- Its intent cannot be accomplished by a change in regulations alone;
- It is not better addressed as a budgetary or programmatic decision; and
- The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
- City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review; and
- The amendment has not been recently rejected by the City Council.
- This proposed boundary change can be reviewed by such a process prior to final Council consideration of the amendment.

Attachment A

4. What do you anticipate will be the impacts caused by the change in text, including the geographic area affected and the issues presented? Why will the proposed change result in a net benefit to the community?

We respectfully request the City to amend the University District Northwest Urban Village boundaries in the Comprehensive Plan to exclude a few blocks of our community. These blocks have minimal impact on the Light Rail Transit Area Development or in future increases in population density within the Urban Center.

These blocks do not fall within the Station Overlay District Boundary, on the edge of the 10 minute walk from U District station at Brooklyn Ave NE and NE 43rd St, and are currently zoned L-1 and LR-2 for increased density, allowing for future development of a low rise type more in keeping with a ground related neighborhood.

This proposal will benefit the community. It will:

- Support the Urban Design Framework that emphasizes livability and pedestrian friendly streets.
- Support a diversity of housing choices and residents, with attention to preserving historic Seattle homes.
- Preserve the architectural integrity of significant public and institutional buildings.
- Ensure that our community has fair opportunity to participate in any rezoning process.
- Preserve surrounding historic houses and the ground related L-1 zone.
- Maintain walkability on 9th Ave to University Playground, University Library, University Child Development Center and Blessed Sacrament Church, which is used by many different age groups.
- Preserve many of homes that are owner occupied or properly cared for by landlords with good neighbors.
- Attract and retain life-long residents. We need our old houses with yards and a neighborhood feel, with habitat for birds and other wild life. Many of the older homes are where the urban canopy is preserved.
- Keep zoning low around the University Playground Park, the University District's only true open space in one of the densest neighborhoods in the state! It is critical that it is not overshadowed by tall buildings.

5. How would the proposed change comply with the community vision statements, goals, objectives, and policies of the Comprehensive Plan? Please include any data, research, or reasoning that supports the proposed amendments.

Being in the urban center boundaries means continual pressure to up zone, which puts at risk the neighborhood heritage, open space and breathability, and unique sense of place. Higher buildings and increased lot coverage reduce open space and urban canopy such as the large and mature trees, breathability and walkability.

CRG6 A city that celebrates and strives to protect its cultural legacy and heritage, to preserve and protect historic neighborhoods and to preserve, restore and re-use its built resources of cultural, heritage, architectural, or social significance in order to maintain its unique sense of place and adapt to change gracefully.

6. Is there public support for this proposed text amendments (i.e. have you conducted community meetings, etc.)? Note: The City will provide a public participation process, public notice, and environmental review for all applications.

We briefed the Roosevelt Neighbors' Alliance (RNA) board on Monday, May 13th, about our plan to request these boundary changes, but because we knew so little about the process, we were not able to give them full understanding of it. We will continue to communicate with them to keep them informed.

We have contacted many neighbors in these blocks to include them in awareness of this proposal and invite them to participate with us. Public support was evident in the number of residents (~50) who came to a meeting with Dave LeClergue, DPD, with only a few days notice. There is a belief that being in the University urban center, with light rail station imminent, that significant densification is expected and will eliminate the neighborhood's unique character and history.

We have not had time yet to bring this to the wider neighborhood community, having just learned about it ourselves. However there will be future opportunities to educate and gather community input. We are willing to take on many methods to do community outreach, such as organize gatherings, present at a Roosevelt Neighbors' Alliance membership meeting, do outreach at local events, neighborhood leafleting, emailing and Facebook.

This Applicant group is made up of individuals that have a long history with RNA. Nancy Bocek, Mary Hausladen, Eric Larson and Judith Wirth are past RNA presidents and board members. Phil Thiel a long time RNA member, consultant and board member. Richard Anderson is a long time RNA member. Our children were born and raised here. We are deeply committed to our community and value the character of our neighborhood.

Attachment A

Criteria for Comprehensive Plan Amendment Selection (from Resolution 31402)

The following criteria will be used in determining which proposed Comprehensive Plan amendments will be given further consideration:

A. The amendment is appropriate for the Comprehensive Plan because:

- It is consistent with the role of the Comprehensive Plan under the State Growth Management Act;
- It is consistent with the Countywide Planning Policies and the multi-county policies contained in the Puget Sound Regional Council's Vision 2040 strategy;
- Its intent cannot be accomplished by a change in regulations alone;
- It is not better addressed as a budgetary or programmatic decision; and
- It is not better addressed through another process, such as neighborhood planning.

B. The amendment is legal under state and local law.

C. It is practical to consider the amendment because:

- The timing of the amendment is appropriate and Council will have sufficient information to make an informed decision;
- City staff will be able to develop within the time available the text for the Comprehensive Plan and, if necessary, amendments to the Municipal Code, and to conduct sufficient analysis and public review;
- The amendment is consistent with the overall vision of the Comprehensive Plan and well-established Comprehensive Plan policy, or the Mayor or Council wishes to consider changing the vision or established policy; and
- The amendment has not been recently rejected by the City Council.

D. If the amendment would change a neighborhood plan, it either is the result of a neighborhood review process or can be reviewed by such a process prior to final Council consideration of the amendment.

E. The amendment is likely to make a material difference in a future City regulatory or funding decision.